

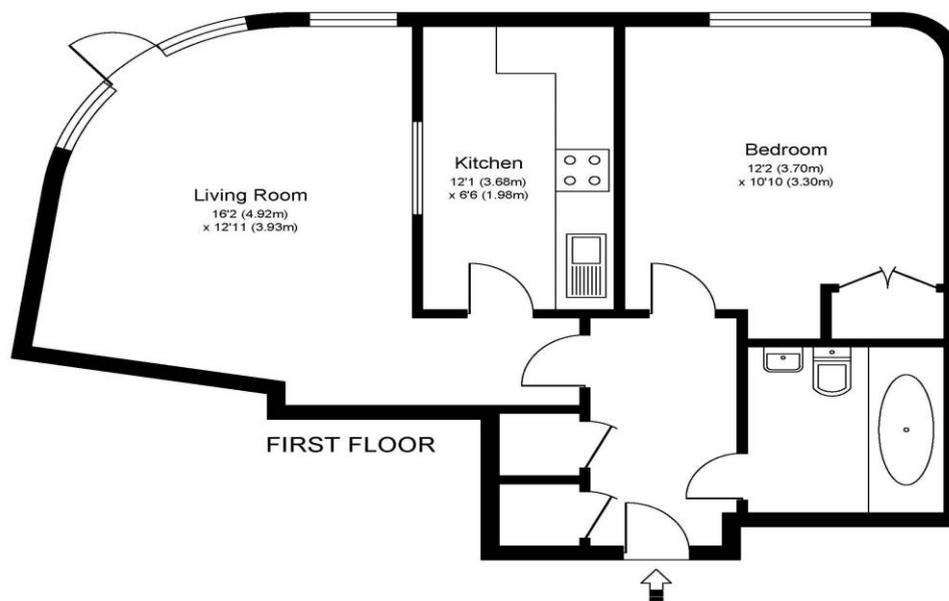


**4 Kings Court Hersham Road Walton-On-Thames Surrey KT12 1JE**

**£1300pcm + Initial deposit**



KINGS COURT, HERSHAM ROAD, KT12



Approximate Gross Internal Floor Area: 49 m sq / 525 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

This bright and well-presented first-floor apartment is perfectly positioned within a popular modern development, just moments from Walton-on-Thames mainline station with its fast links into London Waterloo. The property is finished to a high standard throughout, featuring attractive wood flooring through the hallway and into a generous living room, which boasts a Juliet-style balcony. The accommodation includes a modern, fully fitted kitchen located just off the living area, and a spacious double bedroom complete with built-in wardrobes. A clean, white bathroom suite with a shower over the bath completes the interior. For added comfort and efficiency, the apartment benefits from double glazing and electric central heating. Externally, the property includes one allocated parking space within the private resident's car park to the rear. This is an ideal location for those seeking convenience, situated within easy reach of "The Halfway" amenities, including a Tesco Express and a variety of local cafes and eateries. Available NOW. EPC Rating C.



**AGENTS NOTES:** These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

**Equipment:** We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

**Measurements:** Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.